



OFFICE OF THE
ZONING BOARD OF APPEALS

TOWN OF VERNON

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DRAFT Minutes September 15, 2010

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Attendees: Jim Ferguson, Carl Slusarczyk, Bill Francis, Bruce Skivington, David Clough, and Jon Gilluly.

Also present: Jennifer Roy, Zoning Assistant/Recording Secretary

The meeting was called to order at 6:30 p.m.

Jim Ferguson, Secretary read the agenda:

1. ELECTION OF CHAIRMAN OF THE ZONING BOARD OF APPEALS. Tabled from 8/18/2010 meeting.

David Clough nominated Bill Francis for Chairman of the Board, Carl Slusarczyk nominated Jim Ferguson.

A vote was held by show of hands, 3 for Bill Francis, 2 for Jim Ferguson. Bill Francis will become the new Chairman for the Zoning Board of Appeals.

Bill Francis, Chairman, requested a moment of silence in memory of Abraham Ford's wife.

The opening statement was read, and the next item on the agenda was called forward:

2. PAUL & SUSAN FONSECA, 25 EARL STREET, seeking a variance from section 4.2.1.8, maximum lot coverage of 25%, to allow 460 square feet of additional paving for a total lot coverage of 40% in the R15 Zoning District.

Paul Fonseca, 25 Earl Street present to speak on his application. Mr. Fonseca explained that in 2008 he installed an engineered well to help with the water problem. Photographs were presented of the installation / construction of this well. Photos marked exhibit #1.

Mr. Fonseca further explained that while the well has helped, there still is a drainage problem on his property. The run off is wearing away the gravel and undermining the driveway. He will be paving where the gravel already exists.

No one present to speak in favor of the application.

Ms. Linda Gessay of 6-8 Lewis Street present to speak on the application. She is not in favor nor opposition of the application, she just wanted to find out what was being done. She wants to be sure this will not negatively affect her property. In the past soil from other abutting properties has run off onto her property.

The hearing was closed and a discussion was held.

Carl Slusarczyk made a motion to grant the variance based on topography. Jim Ferguson seconded the motion. The variance was granted by unanimous vote.

3. HARRIET DONOVAN, Lot #32 GRIER ROAD, seeking a variance from section 4.4.1.4 side yard set back, to allow construction of an 8' x 14' shed 2 feet from the south side property line, in the R27 Zoning District.

Harriet Donovan, 403 W. Center Street, Manchester, CT present to speak on her application. Joseph Donovan, Harriet's son, 11 Lily Lane, Vernon, also present to speak.

They explained that the position of the shed allows them to drive down the property, which is necessary as Harriet's husband now must be driven down. The shed has always been located in the same area, they need a variance because the replacement shed is 2ft x 2ft larger.

Mr. Donovan submitted photographs of the property and existing shed. Photos marked exhibit #2.

No one present to speak in favor or opposition. The hearing was closed and a brief discussion was held.

Bruce Skivington made a motion to grant the variance based on the fact the property pre-dates the Zoning Regulations. Jim Ferguson seconded the motion. The variance was granted by unanimous vote.

Approval of the August 18, 2010 minutes. Bruce Skivington made a motion to approve the August meeting minutes. David Clough seconded the motion; the minutes were approved by unanimous vote.

Other business; none.

Jim Ferguson made a motion to adjourn the meeting, Carl Slusarczyk seconded the motion; the meeting was adjourned at 7:15 p.m.

Submitted by: Jennifer Roy